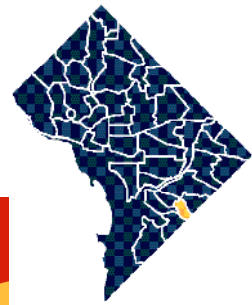


city living, **dc** style!



Neighborhood Cluster

36



Knox Hill/Buena Vista
Woodland
Garfield Heights
Skyland

Cluster 36 is bounded on the north and west by Fort Stanton Park, on the east by Naylor Road, and on the south by Suitland Parkway.

 Cluster  Parks  Water

Neighborhood Cluster **36**

Knox Hill/Buena Vista

Woodland

Garfield Heights

Skyland



Physical Characteristics and Assets

Although Ward 8 is commonly referred to as “East of the River” because it is bounded on the east by the Anacostia River, Ward 8 also has the distinction of being situated between two rivers: the Anacostia River on the east and the Potomac River on the west.

Beginning in 1852 with the construction of St. Elizabeth’s Hospital, institutional and industrial governmental uses began to occupy the majority of the land in Ward 8. Significant residential and commercial development did not begin in Ward 8 until the early 1940s. Between 1940 and 1950, Ward 8 experienced significant growth as the result of the expansion of the Federal workforce and the onset of World War II. Today, approximately 86 percent of the land is zoned for residential uses, 3 percent is zoned for commercial, and 11 percent is zoned for Federal uses. Cluster 36 neighborhoods contain a mixture of multifamily apartment complexes with detached and semidetached houses and newly constructed townhouses.

The Cluster has one small commercial strip at the intersection of Naylor Road and 30th Street SE and a nearby commercial area at the intersection of Good Hope Road SE and Alabama Avenue SE, which contains the Good Hope Marketplace anchored by a Safeway grocery store and a variety of other retail establishments.

Some highlights of Cluster 36’s assets and features include the following:

- Neighborhoods offer a sound housing stock and a changing real estate market.

- Ward 8 has some of the most beautiful panoramic views of downtown Washington to the west and the Potomac River and Virginia to the east.
- The Cluster 36 neighborhoods feature hill-top and wooded slopes and open parklike settings, which offer an urban community with a suburban flavor.
- Neighborhoods have narrow winding streets as a result of the hilly topography.
- Significant public and institutional facilities include places such as the Metropolitan Police Department’s District 7 Station, Garfield Elementary School, and Allen Chapel AME Church.
- Neighborhoods are within close proximity to the new Congress Heights Metro station, which opened January 2001.
- An annual parade is held on Martin Luther King Jr. Day.
- The Congress Heights Day is held every May.
- The UNIFEST Street Festival is held annually in June in Historic Anacostia.
- The Anacostia Coordinating Council sponsors an annual boat ride on the Anacostia River in September.

Recent Neighborhood Activity

- KSI has constructed 176 two-, three-, and four-bedroom apartments on Good Hope Road SE in a complex to be called Woodmont Crossing. KSI will also begin construction of 33 single family detached houses called the Homes at Woodmont.

- Cluster 36 is in close proximity to the HOPE VI development that is combining the former public housing complexes of Stanton Dwellings and Frederick Douglass. The development was recently named Henson Ridge and will have 650 units of mixed-income housing.
- The Department of Parks and Recreation (DPR) will construct a new playground in the Knox Hill and Buena Vista area.
- The Cluster and adjacent communities such as Knox Hill, Oxon Creek, Monterey Park, and Trenton Park have significant new housing construction.